

Historic Preservation Design Review

July 28, 2016

HP-16-14, 4 E. Hampton & 35 N. Main St. (City)

I. THE REQUEST

Applicant: Scott Bell, RS Bell Architects

Status of the Applicant: Architect for Property Owner

Request: Design approval for outdoor dining space and stage at 4 E. Hampton & 35 N. Main St.

Location: 4 E. Hampton & 35 N. Main St.

Present Use/Zoning: Vacant Commercial/CBD

Tax Map Reference: 228-12-05-026 & 228-12-05-002

Adjacent Property Land Use and Zoning: North – Jin Jin Chinese Rest./CBD
South – Vacant Rest./CBD
East – Commercial Building/CBD
West – N. Main Street/CBD

II. BACKGROUND

The applicant is requesting design review for the proposed outdoor dining and entertainment area at 4 E. Hampton and 35 N. Main St. The site was recently approved for demolition of two abandoned structures.

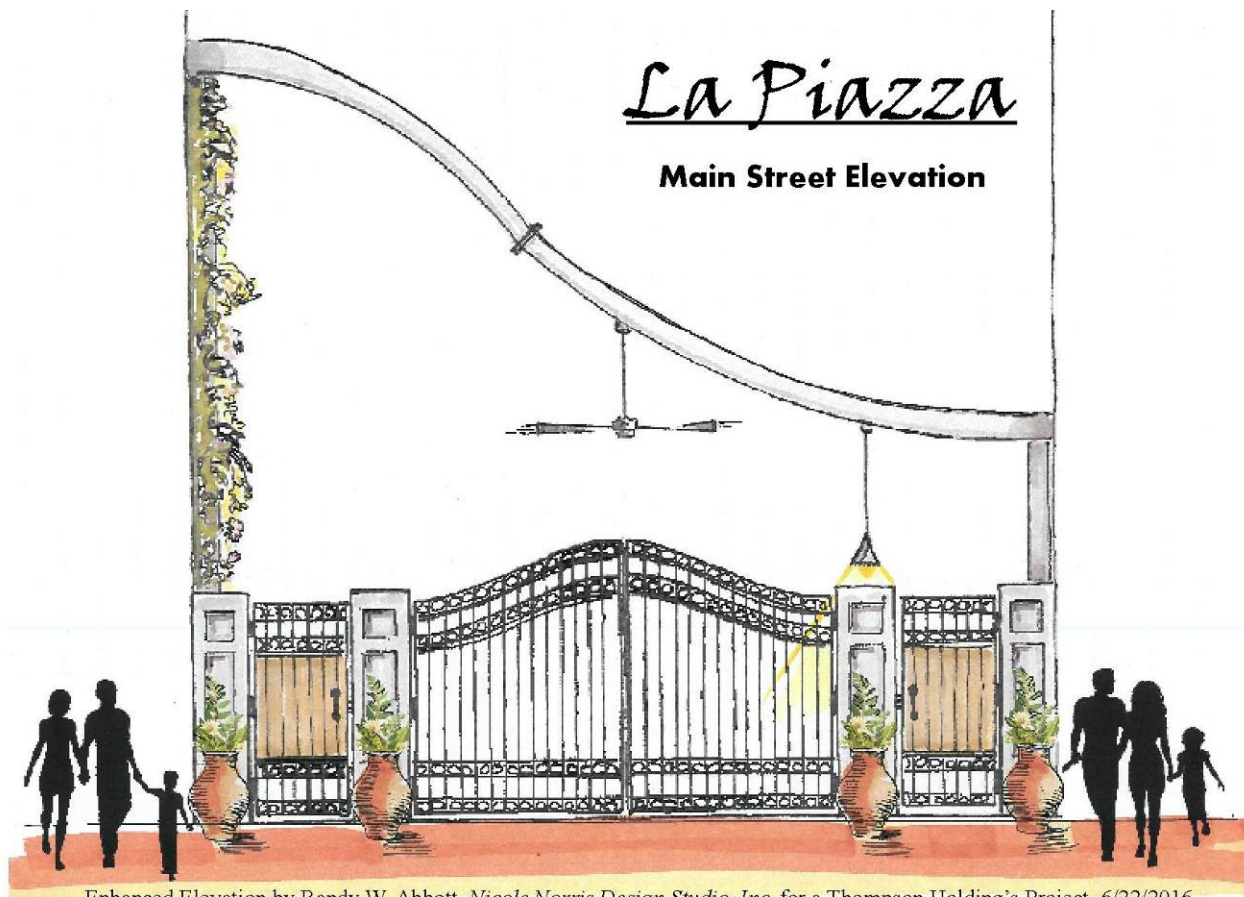




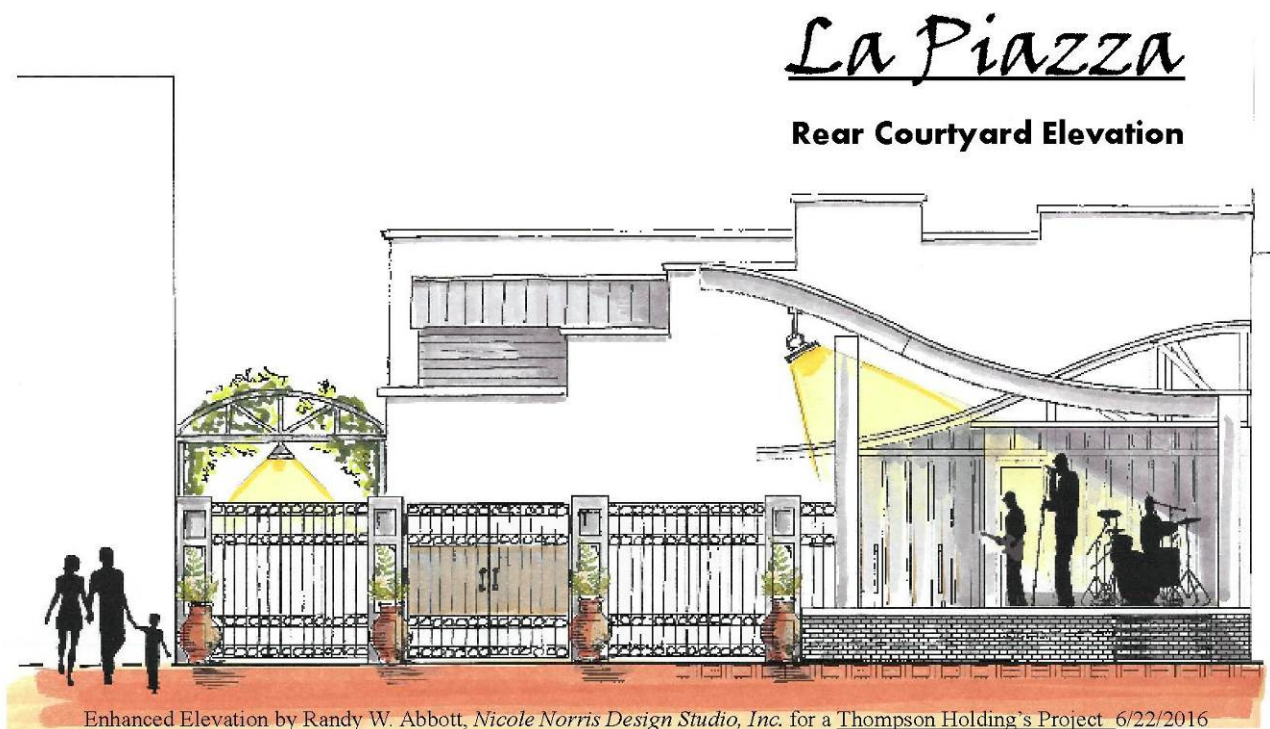
Above: Photos of the property at 4 E. Hampton St. (**top**), which is to remain intact and will be used as a side entrance, and the area facing the courtyard adjacent to the Opera House (**above**), where a stage is proposed.

III. PROPOSAL

The applicant proposes to construct an open dining area, with a stage at the rear, and a secondary entrance from E. Hampton St. The front entrance will be a combination of modern and traditional elements, in order to introduce modern design to the space while tying it to the architecture of the adjacent restaurant. The building at the secondary entrance on E. Hampton St. will remain intact, except for the collapsing ceiling, which will be replaced by a trellis system with lights. The secondary façade and entrance adjacent to the courtyard will be the site of a stage, which can be opened to the courtyard for events that include that space. The interior of the dining area will include restrooms, seating and a “green wall” that promises to be a focal point of the space, and will be visible from Main St. A swooping roof structure at the front façade is repeated in the overhang at the stage in the rear.



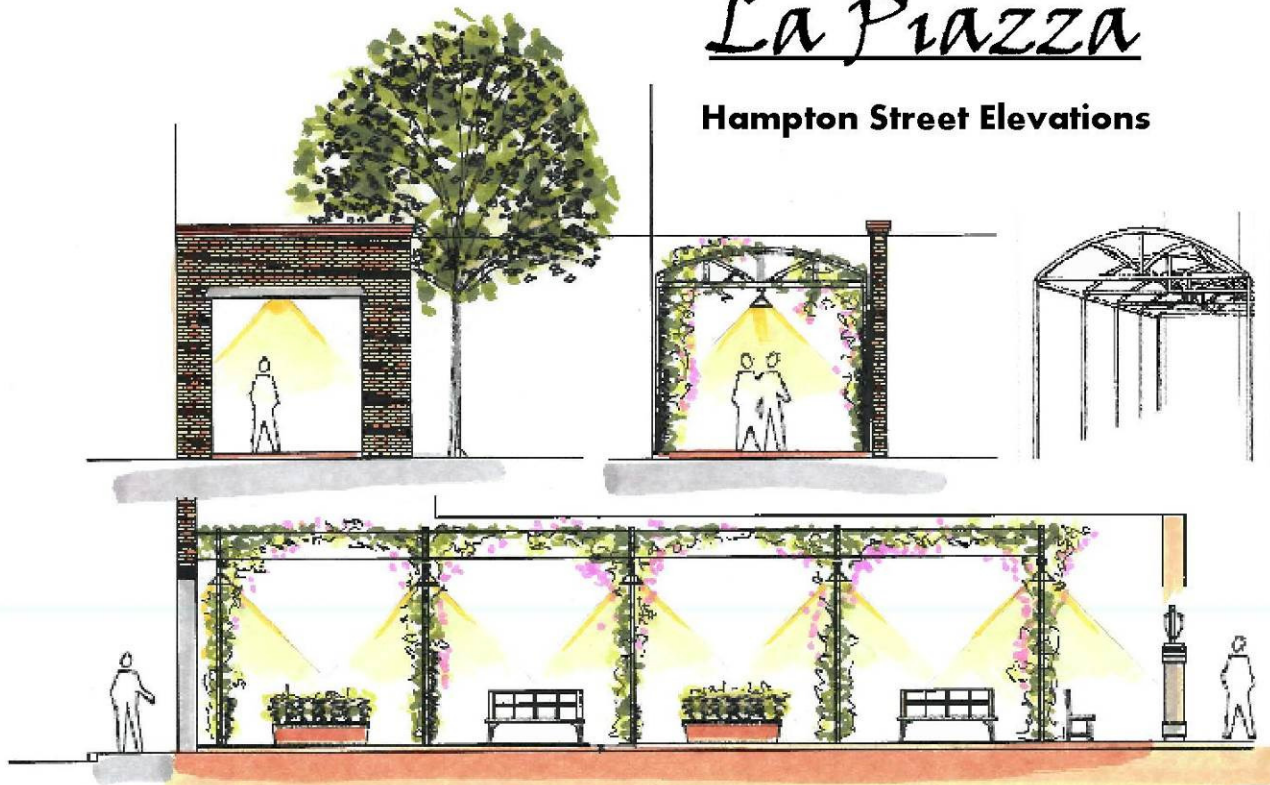
Enhanced Elevation by Randy W. Abbott, *Nicole Norris Design Studio, Inc.* for a Thompson Holding's Project 6/22/2016



Enhanced Elevation by Randy W. Abbott, *Nicole Norris Design Studio, Inc.* for a Thompson Holding's Project 6/22/2016

La Piazza

Hampton Street Elevations



Enhanced Elevation by Randy W. Abbott, Nicole Norris Design Studio, Inc. for a Thompson Holding's Project 6/22/2016

The Design Review Guidelines Manual states:

#28) NEW CONSTRUCTION SHOULD BE CONTEMPORARY IN DESIGN AND HISTORIC REPRODUCTIONS SHOULD NOT BE BUILT

New construction in the commercial area should be of its period. Historic reproductions should be avoided. Successful new construction in historic commercial areas is clearly of its period but avoids direct imitation of historic designs such as reproducing window lintels or elaborate sheet metal cornices. Direct reproductions may cause observers to confuse the old with the new.

- The design strives to combine modern elements (the green wall, and swooping awning, for example) with more traditional elements (the fencing) in order to meet the design requirements and provide a fresh, modern space, while also making the area compatible with the adjacent restaurant that it serves.

III. STAFF RECOMMENDATION

Staff recommends approval of the design. It is an attractive combination of modern and traditional elements, and will provide an interesting and unique addition to the downtown aesthetic.

IV. DRAFT MOTION

I move that the Historic Preservation Design Review Board to approve HP-16-14.

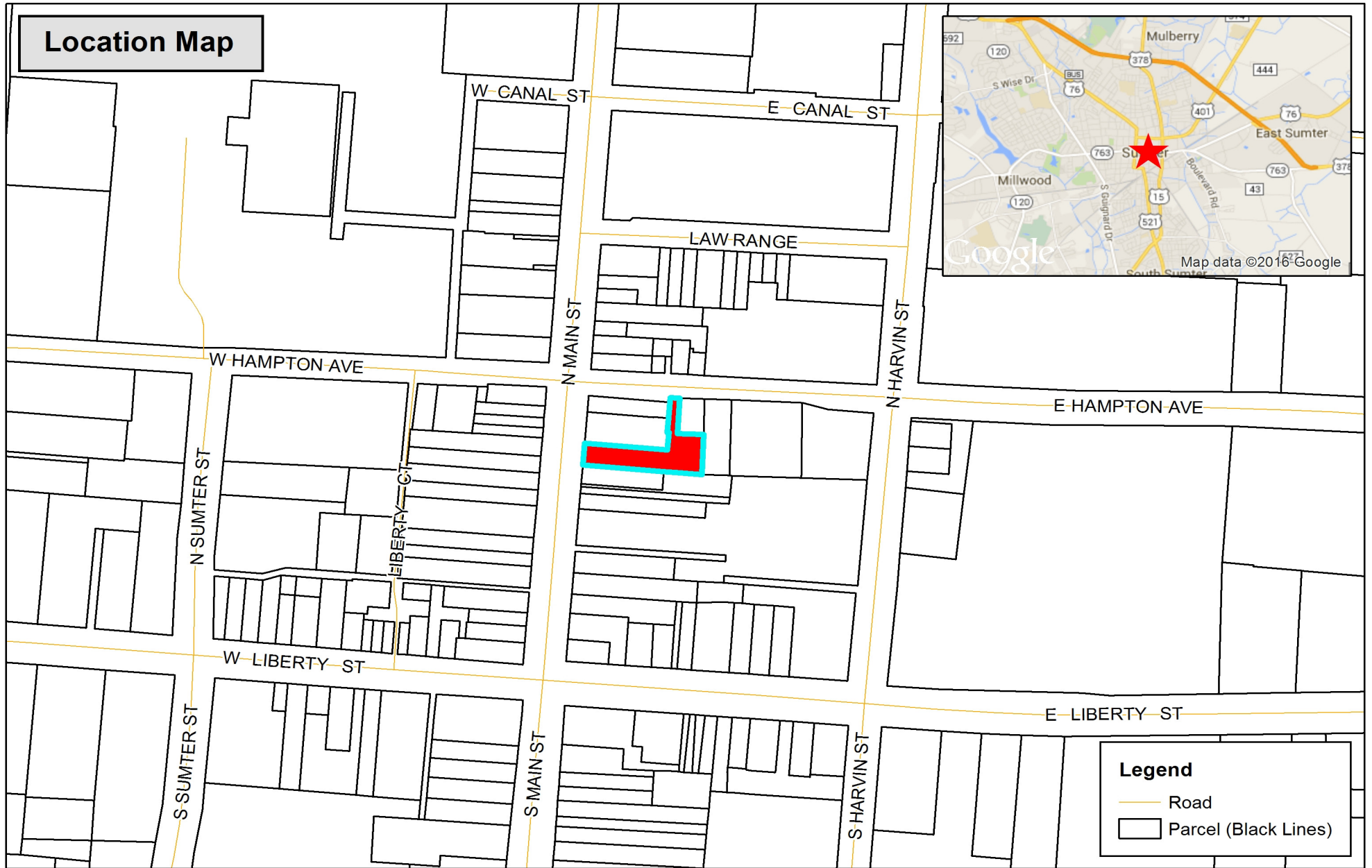
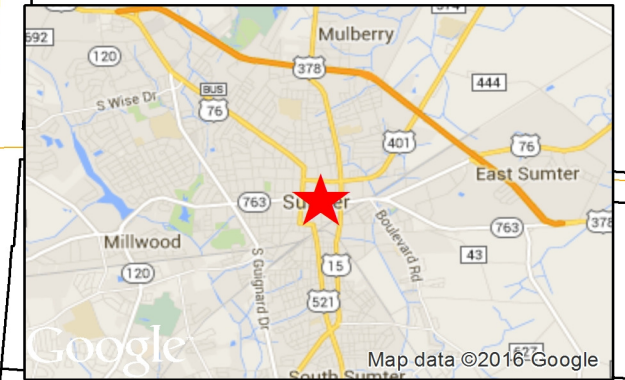
or

I move for an alternate motion.

V. HISTORIC PRESERVATION – JULY 28, 2016

The Sumter Historic Preservation Design Review Committee approved this request in accordance with

Location Map



Legend

- Road
- Parcel (Black Lines)

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0 100 200 Feet

1 inch = 200 feet



Map Prepared by: Sumter Planning Department
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Geographic Information Systems (GIS)
Date: 7/7/2016

HP-16-14
35 N Main St/4E Hampton Ave., Sumter, SC
Tax Map # 228-12-05-026 & 228-12-05-002